

When Recorded Return to:
JANA L. GANION
KAREN GANION
42875 Rivers Edge Court
Concrete WA 98237



200703010090
Skagit County Auditor

3/1/2007 Page 1 of 2 3:41PM

Chicago Title Company - Island Division
Order No: IMV2351 CMM Title Order No: IC41683 ✓

STATUTORY WARRANTY DEED

THE GRANTOR JAMES KNUDSON and LYNN KNUDSON, husband and wife

for and in consideration of **One Hundred Seventy Thousand and 00/100...(\$170,000.00)**
DOLLARS

in hand paid, conveys and warrants to

JANA L. GANION, an unmarried person, and KAREN GANION, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 4 of P.U.R.D. OF RIVERS EDGE, according to the plat thereof, recorded November 27, 2001, under Auditor's File No. 200111270057, records of Skagit County, Washington.

Situated in Skagit County, Washington

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): 4786-000-004-0000 P118601

Subject to: Restrictions, reservations and easements of record. Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance.

Dated: February 28, 2007

JAMES KNUDSON

3-1-07
Date

LYNN KNUDSON

3-1-07
Date

937
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

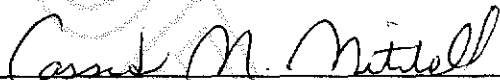
MAR 01 2007

Amount Paid \$ 303.00
By Skagit Co. Treasurer Deputy

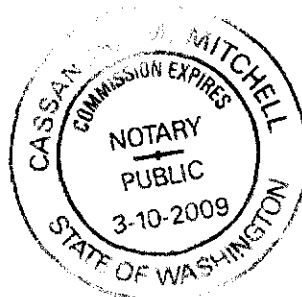
STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that JAMES KNUDSON and LYNN KNUDSON (is/are) the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3-1-07



Cassandra M. Mitchell
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: March 10, 2009



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Skagit County Auditor